



Flat 2a Old Church Road, St Leonards-on-Sea, East Sussex, TN38 9HA

One Bedroom Apartment With Scope & Potential Sold With No Chain! £91,500 - Leasehold





Offering a fantastic opportunity for first-time buyers and investors alike, this spacious one-bedroom first-floor flat presents excellent potential to create a comfortable and stylish home in a sought-after location. The property boasts a generous lounge-diner that provides ample space for both relaxing and entertaining, flooded with natural light thanks to the double-glazed windows.

With gas central heating throughout, the flat promises warmth and comfort during the colder months. Ready for some refurbishment, this apartment offers a wonderful blank canvas, allowing you to tailor the kitchen and bathroom to your personal taste and lifestyle. Both rooms carry great scope and potential, providing a chance to truly make this flat your own.

The good-sized double bedroom is bright and airy, ideal for restful nights and offering room for additional storage or a home office setup if needed. Further enhancing the flat's appeal is a large storage loft with potential to convert or adapt, adding valuable extra space subject to necessary permissions.

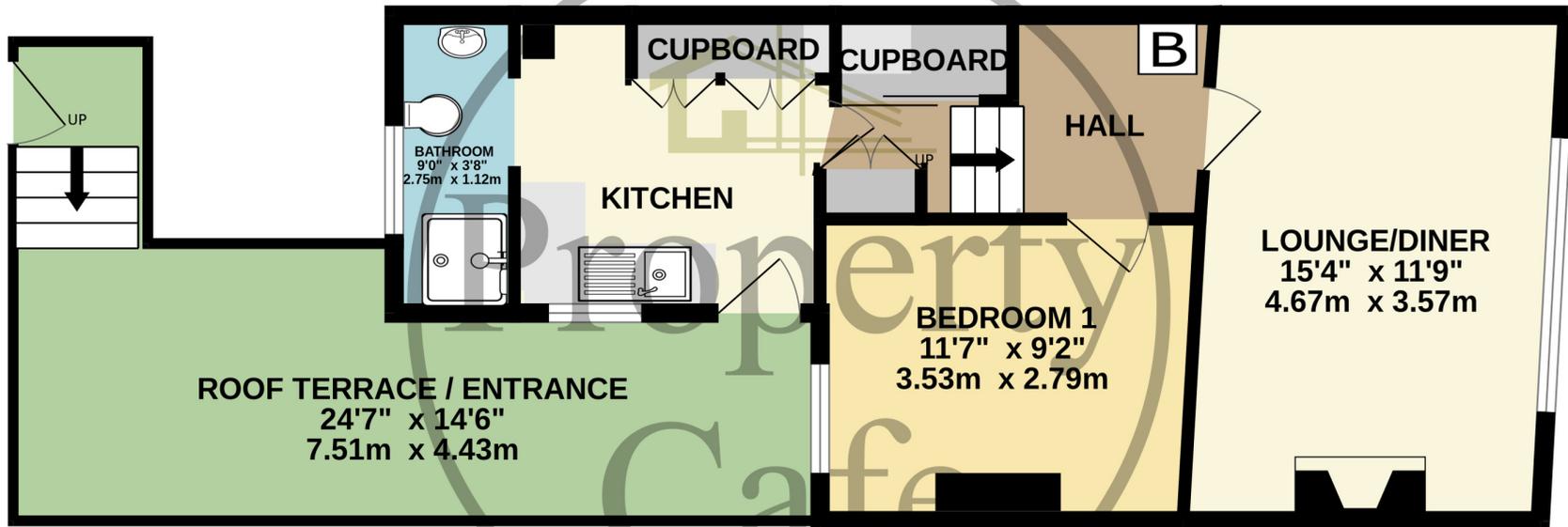
Enjoy the luxury of a private rear roof terrace—perfect for morning coffees, al fresco dining, or simply unwinding in the fresh air. Accessed via a private entrance at the rear, this feature adds an element of privacy rarely found in similar flats. The property comes with a new 125-year lease and low outgoing costs, enhancing its affordability and making it an attractive proposition for all buyers.

One notable advantage is the availability of the freehold via separate negotiation, giving discerning purchasers the chance to secure more comprehensive ownership rights. Offered for sale with no onward chain, the apartment creates an easy, straightforward purchasing process, ready for you to move in or begin your refurbishment project without delay.

Whether you're a first-time buyer eager to step onto the property ladder or a buy-to-let investor seeking a realistically priced



FIRST FLOOR APARTMENT 449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1702.76
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Property Cafe Is Delighted To Offer For Sale This Good Size One Bedroom First Floor Apartment Offering Scope & Potential To Improve *
 Accommodation & Benefits Include: A Spacious Lounge-Diner * Kitchen & Bathroom Both With Scope & Potential * A Good Size Double Bedroom * A
 Split Level Inner Hall * Gas Central Heating & D.Glazed * A Private Entrance (Access At The Rear) * A Large Storage Loft With Potential * A Private Rear
 Terrace * The Apartment Requires Some Refurbishment * Offering Excellent Scope To Improve * An Ideal First Time Buy / Buy To Let * New 125 Year
 Lease To Be Granted & Low Outgoings * Freehold Available Via Separate Negotiation * A Realistically Priced Apartment * Offered For Sale With No
 Chain: For Any Additional Details Or To Arrange To View Please Call Our Sales Team On 01424 224488





Tenure: 125 Lease (New Lease Being Granted) Service Charge: Calculated As & When Required (Ground Rent: N/A) : Please Note The Freehold Is Available Subject To Separate Negotiation. At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- One Bed First Floor Apartment
 - Spacious Lounge-Diner
- Kitchen & Bathroom With Scope & Potential
 - Good Size Double Bedroom
 - Gas Central Heating & D.Glazed
- Private Entrance (Access At The Rear)
 - Private Rear Roof Terrace
- Large Storage Loft With Potential

- Apartment Requires Some Refurbishment
 - Offering Excellent Scope To Improve
 - An Ideal First Time Buy / Buy To Let
 - New 125 Year Lease & Low Outgoings
- Freehold Available Via Separate Negotiation
 - A Realistically Priced Apartment
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